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DELTA CITY PLANNING & ZONING PUBLIC HEARING
Wednesday, February 09, 2022 at 6:30 PM
Delta City Municipal Complex Council Chambers*

MINUTES

2 **CALL TO ORDER**

3 **PRESENT**

4 Richard Jones
5 Kelly Carter
6 Phil Diaz
7 Don Smith
8 Nick Killpack

9

10 **ABSENT**

11 Megan Davies
12 Derek Curtis
13 Chad Droubay

14 **ALSO PRESENT**

15 Todd Anderson
16 Margarita Phillipsen
17 Rodney Phillipsen
18 Marcos Lazaro
19 Kiley Chase
20 Rob Droubay
21 John Niles
22 Michelle Lovejoy
23 Brett Bunker
24 Sherri Westbrook
25 Dent Kirkland

26 Planning and Zoning Commission Chairman Jones called the meeting to order at 6:31 p.m. He stated
27 that notice of the time, place and the agenda of the meeting had been posted at the City Municipal
28 Complex, on the Utah Public Notice website, on the Delta City website and had been provided to
29 the Millard County Chronicle-Progress and to each member of the Commission at least two days
30 prior to the meeting.

31

32 **BUSINESS –**

33 The Planning and Zoning Commission Public Hearing was to receive and consider public comment regarding
34 the proposed Ordinance 22-292 amending titles 16 and 18 of the Delta City code pertaining to, among
35 other things, removal of remnant language regarding conditional use permits, requirement that preliminary
36 subdivision plats are approved by the Delta City Council, adjusting available uses of real property fronting
37 narrow rights-of way, corrections to code generally.

38 Margarita Phillipsen asked for a general recap of the changes to code 16 and 18., Council Member Killpack
39 provided to her a broad summary that the Ordinance changes the process of approving preliminary plats,

they will get preapproved by the Planning and Zoning Commission and City Council. Previously they were preapproved only by the Planning & Zoning. In the future, when subdividing on a narrow right-of-way, there will need to be improvements made as stated in the code.

Public Works Director Kirkland informed the Planning and Zoning Commission that this will have an effect on the Phillipsen's lot. Delta City is looking at vacating the road, but that would limit the subdivision and building of future lots.

Council Member Chase inquired about why the preliminary plats were going to City Council as well. Commission Member Carter and Chairman Jones agreed that there would be more checks and balances, and less things being missed.

ADJOURN

The Planning and Zoning Commission Public Hearing closed at 6:52 p.m.

Sherri Westbrook, Recorder